

Chapter 22.80 Parking

Sections:

22.80.010	Purpose
22.80.020	Applicability
22.80.030	General Provisions
22.80.040	Ownership of Required Spaces
22.80.050	Required Parking Spaces
22.80.060	Accessible Parking (for Persons with Disabilities)
22.80.070	Calculation
22.80.080	Location of Parking Areas
22.80.090	Parking Area Design
22.80.100	Loading
22.80.110	Parking Diagrams

22.80.010 Purpose

The purpose of this chapter is to:

- A. Establish standards and regulations for safe and well-designed parking, unloading, and vehicle circulation areas that minimize conflicts between pedestrian and vehicles within parking lots and, where appropriate, buffer from surrounding land uses.
- B. Ensure that adequate on-site parking and loading facilities are provided for new land uses and alterations to existing uses.
- C. Avoid the negative impacts associated with spillover parking into adjacent neighborhoods, and minimize the negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots.

22.80.020 Applicability

- A. **New Development.** Unless otherwise provided in this Ordinance, this Chapter shall apply to all new buildings and structures constructed and all new uses

Part 11 VEHICLE PARKING SPACE

22.52.1000 Purpose of Part 11 provisions.

It is the purpose of this Part 11 to establish comprehensive parking provisions to effectively regulate the design of parking facilities and equitably establish the number of parking spaces required for various uses. The standards for parking facilities are intended to promote vehicular and pedestrian safety and efficient land use. They are also intended to promote compatibility between parking facilities and surrounding neighborhoods and protect property values by providing such amenities as landscaping, walls and setbacks. Parking requirements are established to assure that an adequate number of spaces are available to accommodate anticipated demand in order to lessen traffic congestion and adverse impacts on surrounding properties. (Ord. 83-0161 § 22, 1983.)

<p>established in all zones.</p> <p>B. Enlargements, Expansions, Intensification, and Changes of Use or Occupancy to an Existing Development.</p> <p>1. Unless otherwise provided, this Chapter shall apply when an existing building, structure or use is enlarged, expanded or intensified to include additional dwelling units, floor area, seating capacity, employees or other units of measurement used for establishing on-site parking and loading requirements.</p> <p>2. Enlargements, expansions, or intensification shall require additional parking or loading to serve the enlarged or expanded area. Enlargements, expansions, and intensification shall comply with all applicable loading and American Disability Act (ADA) requirements.</p> <p>C. Improved Prior to Occupancy. Parking spaces established in compliance with this Chapter shall be improved prior to occupancy of new structures, or occupancy of a new use in the case of an existing structure that has been altered or enlarged in accordance with this Chapter.</p> <p>D. Exemptions. This Chapter shall not apply to:</p> <p>1. <i>Santa Catalina or San Clemente Islands.</i> Property on Santa Catalina or San Clemente Islands.</p> <p>2. <i>Special Event Permits.</i> Temporary parking facilities authorized by an approved Special Event Permit, except where</p>	<p>22.52.1005 Applicability of Part 11 provisions.</p> <p>A. The provisions of this Part 11 shall apply at the time that a building or structure is erected, altered, or enlarged to increase floor space, numbers of dwelling units or guestrooms, or the use or occupant load of a building or structure is changed. Alterations, enlargements, increases, additions, modifications or any similar changes to uses, buildings, or structures nonconforming due to parking shall also comply with Part 10 of Chapter 22.56.</p> <p>C. Parking spaces established by this Part 11 shall be improved as required by this Part 11 prior to occupancy of new buildings or structures, or occupancy of a new use in the case of an existing building or structure which has been altered or enlarged in accordance with subsection A of this section.</p> <p>D. The provisions of this Part 11 shall not apply to property on Santa Catalina or San Clemente Islands or to temporary parking facilities authorized by an approved temporary use permit, except where specifically required by the director.</p>
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<p>specifically required by the Director.</p> <p>3. Community Standards Districts. Community standards districts established by Volume II (Community Standards District) where different standards have been provided for the number of parking spaces required.</p> <p>4. Housing. For qualified projects, as provided for in Chapter 22.92 (Density Bonuses and Affordable Housing Incentives), either of the following shall apply:</p> <p>a. If requested by the applicant, the development standards described in Section 22.92.060 (Parking Reduction) shall apply; or</p> <p>b. The development standards described in this Chapter as waived or modified in accordance with Chapter 22.92 (Density Bonuses and Affordable Housing Incentives), as applicable.</p> <p>5. Transit Oriented Districts. Transit Oriented Districts established by Chapter 22.58 (Transit-Oriented Districts) where different standards have been provided for the number of required parking spaces.</p> <p>6. Scientific Research and Development Zone. Scientific Research and Development Zones established pursuant by Chapter 22.24.020 (Scientific Research and Development Zone) where different standards for the number of required parking</p>	<p>E. The development standards contained in this Part 11 shall be superseded where a community standards district established pursuant to Part 2 of Chapter 22.44 provides different standards.</p> <p>F. For qualified projects, as provided in Part 17 of Chapter 22.52 and Part 18 of Chapter 22.56, either of the following shall apply:</p> <p>1. Notwithstanding the requirements to the contrary specified in Part 11, if requested by the applicant, the development standards described in Section 22.52.1850 shall apply.</p> <p>2. The development standards described in this Part 11 as waived or modified in accordance with Sections 22.52.1840, 22.52.1850, 22.52.1860, and other sections, as applicable.</p> <p>G. The provisions of this Part 11 in effect at the time of final approval of applications for conditional use permits, director's review site plan and other similar zoning cases shall apply. Provided however, that as to any pending application which was filed and completed and pursued diligently before June 15, 1983, the applicant may request that the provisions in effect at the time of filing be applied. (Ord. 2006-0063 § 22, 2006; Ord. 83-0161 § 23, 1983.) (deleted)</p>
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spaces.

7. ***Non-Conforming Due to Parking.*** Buildings, structures and uses non-conforming due to parking may be continuously maintained provided there is no alternation, enlargement, intensification or addition to any building or structure; no increase in occupant load, nor any enlargement of area, space or volume occupied by such a use.
8. ***Residential Uses on Lots of One Acre or More.*** Any single-family residence, duplex residence, apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of one acre or more per dwelling unit shall be exempt from Section 22.80.050 (Required Parking Spaces) and Section 22.80.090.D (Surfacing).

22.80.030 General Provisions

- A. **Permanent Maintenance Required.** Parking facilities required by this Chapter shall be conveniently accessible, permanently maintained, and located on-site of the property it is intended to serve, unless and until substituted in full compliance with the provisions of this Ordinance.
- B. **Use of Required Parking Spaces.**
 1. Required parking spaces are intended to serve residents, tenants, patrons, employees or guests of the principal use.
 2. Required parking spaces shall only be used for the parking of licensed

22.52.1010 Permanent maintenance required. Parking facilities required by this Part 11 shall be conveniently accessible and permanently maintained as such unless and until substituted for in full compliance with the provisions of this Title 22. (Ord. 83-0161 § 24, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.8, 1927.)

<p>passenger vehicles in operating condition.</p> <p>3. Required parking spaces shall not be used for the display of goods for sale or lease or for storage of building materials, unless otherwise permitted by this Ordinance.</p> <p>4. Required parking spaces for commercial and industrial uses shall not be used to store vehicles (e.g., delivery vans, fleet vehicles, forklifts, etc.) used in conjunction with such uses.</p> <p>5. No motor vehicle repair work of any kind is permitted in a required parking space in any zone. For the purpose of this Subsection, “motor vehicle repair work” means servicing, maintenance, upgrade, or repair of any part of a vehicle by the vehicle’s owner or any individual, regardless of whether the service is provided for free or for a fee.</p> <p>C. Access. Where vehicular access to any parking space on the same lot or parcel of land as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the Director or Director of Public Works, such parking space is not required if:</p> <p>1. Alternate parking facilities approved by either the Director or Director of Public Works are provided; or</p> <p>2. The Director or Director of Public Works finds that alternate parking</p>	<p>22.52.1040 Difficult or impossible access to parking space--Alternate requirements.</p> <p>Where vehicular access to any parking space on the same lot or parcel of land as the residential structure to which it would be accessory is not possible from any highway or street due to topographical or other conditions, or is so difficult that to require such access is unreasonable in the opinion of the director or county engineer, such parking space is not required if:</p> <p>A. Alternate parking facilities approved by either the director or county engineer are provided; or</p> <p>B. The director or county engineer finds that alternate parking facilities are not feasible.</p> <p>(Ord. 83-0161 § 27, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.6, 1927.)</p>
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facilities are not feasible.

D. Measurement.

1. Measurement of parking space length, aisle widths and stacking areas are measured from across the entire width and length of the required areas. See Figure 22.80.030.D.1: Measurement.
2. Where single striping lines are used, parking space widths shall be measured from the center of the striping line. Where double striping is used, parking space widths shall be measured from the midpoint between the striping lines.
3. Obstructions, such as landscaping, curbing, and support beams, are not permitted in a parking space. Wheel stops are permitted in a parking space. See Figure 22.80.030.D.3: Measurement.

22.80.040 Ownership of Required Spaces

A. Ownership or Lease. Except as provided in Subsection B, below, required parking and loading spaces shall be:

1. Owned by the owner of the premises on which the principal use required to be served by the parking or loading; or
2. The owner of such premises shall have the right to use such space for parking by a recorded lease for a term of not less than 20 years.
 - a. Upon expiration or cancellation of such lease, the party using the parking spaces provided by such

22.52.1020 Ownership of required space.

A. Except as provided in subsection B of this section, space required by this Part 11 for parking shall either be owned by the owner of the premises because of the use of which the parking space is required, or the owner of such premises shall have the right to use such space for parking by virtue of a recorded lease for a term of not less than 20 years. Such lease shall require that upon expiration or cancellation, the party using the parking spaces provided by such lease, prior to the effective date of such expiration or cancellation, shall notify the planning director of such event. If the lease is cancelled, expires or is otherwise voided, other parking shall be provided in accordance with this Part 11. If the required parking is not provided for any use covered by the former lease, such use shall be immediately

<p>lease, prior to the effective date of such expiration or cancellation, shall notify the Director in writing of such event; and</p> <p>b. If the lease is cancelled, expires or is otherwise voided, alternative parking arrangements shall be provided in accordance with this Chapter. If the required parking is not provided for any use covered by the former lease, such use shall be immediately terminated. Continuation of a use without adequate parking or an alternative parking arrangement as required by this Chapter, shall be subject to Enforcement Provisions per Section 22.142 (Enforcement Provisions).</p> <p>B. Alternative Compliance. Ownership or a 20-year lease of required parking space is not necessary if another alternative is specifically allowed by a Type IV application for a Parking Permit per Chapter 22.152 (Parking Permit).</p> <p>22.80.050 Required Parking Spaces</p> <p>A. Number of Parking Spaces for Specific Uses. Except as otherwise provided in this Chapter, parking spaces in the number specified in Table 22.80.050: Required Parking Spaces shall be provided for each use in all zones.</p> <p>B. Fractional Spaces. If the number of on-site parking spaces for a use required by this Ordinance contains a fraction, that fraction shall be rounded to the nearest</p>	<p>terminated.</p> <p>B. Ownership, or a 20-year lease of required parking space is not necessary if another alternative is specifically allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56. (Ord. 83-0161 § 25, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.20, 1927.)</p> <p>22.52.1080 Number of spaces required-- Fractions. When the application of this Part 11 requires a fractional part of a parking space, any such</p>
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whole. Fractions of 0.5 or more shall require a parking space and fractions of 0.49 or less shall not require a parking space. For example, Use “A” requires 9.7 spaces and Use “B” requires 9.4 spaces. Use “A” rounds up and requires 10 spaces and Use “B” rounds down and requires 9 spaces. A total of 19 spaces would be required for the two uses.

C. **Parking as a Transitional Use.** Where parking lots are permitted as a transitional use by the land use regulations of a base zone in Division 2 or a combining zone in Division 3 of this Ordinance, they shall comply with all locational and design standards of Section 22.106.390 (Parking as a Transitional Use).

D. **Compact Spaces.** Except as otherwise provided in this Chapter, not more than 40 percent of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. Compact spaces shall be distributed throughout the parking area.

E. **Covered Spaces.** Required parking spaces may be either covered or uncovered, unless specified in Table 22.80.050: Required Parking Spaces.

F. **Requirements for Unspecified Uses.** Upon receipt of an application for a use for which no parking ratio is established in Table 22.80.050: Required Parking Spaces, the Director shall apply the parking ratio that applies to the most similar use.

(Table is on page 27.)

22.80.060 Accessible Parking (for Persons with Disabilities)

fraction equal to or greater than one-half shall be construed as a whole and fractions less than one-half shall be eliminated. (Ord. 83-0161 § 39, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.22, 1927.)

22.52.1082 Compact automobile parking spaces. Except as otherwise provided in this Part 11, not more than 40 percent of the required number of parking spaces, and any parking spaces in excess of the required number, may be compact automobile parking spaces. Spaces for compacts shall be distributed throughout the parking area. (Ord. 83-0161 § 40, 1983.)

(Most of Chapter 22.52.1070 was revised to meet current ADA requirements.)

22.52.1070 Parking for handicapped persons.

A. Number required:

A. Number Required.

1. Non-Residential Uses.

- a. All nonresidential parking lots accessible to the public shall provide accessible parking spaces designated for use by persons with disabilities, in the number indicated by the Table 22.80.060: Number of Accessible Spaces Required, below, except as stated in Subsections A.1.b and A.1.c, below:

TABLE 22.80.060: NUMBER OF ACCESSIBLE SPACES REQUIRED	
<i>Total Number of Parking Spaces</i>	<i>Number of Accessible Spaces Required</i>
1—25	1 space
26—50	2 spaces
51—75	3 spaces
76—100	4 spaces
101—150	5 spaces
151—200	6 spaces
201—300	7 spaces
301—400	8 spaces
401—500	9 spaces
501—1000	2 percent of the total number of parking spaces
1001 or more	20 plus 1 space per 100 total spaces or fraction

1. All nonresidential parking lots accessible to the public, with the exception of parking lots providing 100 percent valet parking with an approved parking permit, shall provide parking spaces designated for use by handicapped persons, in the number indicated by the following table:

Total Number of Parking Spaces	Number of Parking Spaces Required For the Handicapped
1--40	1
41--80	2
81--120	3
121--160	4
161--300	5
301--400	6
401--500	7
over 500	1 additional for each 200 additional spaces provided

2. When fewer than five parking spaces are provided, one shall be 14 feet wide and lined to provide a nine-foot parking area and a five-foot loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by the handicapped only.

- B. Location. Parking spaces for the physically handicapped shall be located as near as practical to a primary entrance. If only one space is provided, it shall be 14 feet wide and striped to provide a nine-foot parking area and a five-foot loading and unloading area. When more than one space is provided, in lieu of providing a 14 foot

		thereof over 1000		<p>wide space for each parking space, two spaces can be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center. The minimum length of each parking space shall be 18 feet. These parking spaces shall be designed substantially in conformance with the illustration in Appendix 3 of this Title 22.</p> <p>C. Encroachment. In each parking area, a wheel stop or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to the physically handicapped shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space. However, ramps located at the front of parking spaces for the physically handicapped may encroach into the length of such spaces when such encroachment does not limit a handicapped person's capability to leave or enter their vehicle.</p> <p>D. Slopes. Surface slopes of parking spaces for the physically handicapped shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083 percent slope) in any direction.</p> <p>E. Marking. The surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint, at least three square feet in size.</p> <p>F. Vertical Clearance. Entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of eight feet two inches where required for accessibility to parking spaces for the handicapped. (Ord. 83-0161 § 38, 1983.)</p>
a.	Parking lots providing 100 percent valet parking, with an approved permit for less than required parking, shall not require accessible spaces, except that one accessible passenger space for loading shall be provided.			
b.	Parking lots for facilities providing medical care and other services for persons with mobility impairments shall include the number of accessible parking spaces according to the following standards:			
i.	Outpatient Units and Facilities. Accessible spaces shall represent at least 10 percent of the total number of parking spaces provided.			
ii.	Units and Facilities for Persons with Mobility Impairments. Accessible spaces shall represent 20 percent of the total number of parking spaces provided.			
c.	When fewer than five parking spaces are provided, one single accessible space, in compliance with Subsection B.2.b.i, below, shall be required. This space is not			

required to be reserved exclusively or identified for use by persons with disabilities only.

2. ***Multi-Family Housing.*** Accessible spaces shall be provided for multi-family residential uses according to the following standards:

- a. A minimum of two percent of parking spaces shall be accessible parking or a minimum of one standard accessible parking space and one van accessible parking space shall be provided, whichever is greater; or
- b. Where parking and visitor spaces are unassigned, a minimum of five percent of parking spaces shall be accessible; and
- c. Accessible spaces shall be rounded up to the nearest whole number.

3. ***Van-Accessible Spaces Required.***

- a. When the total number of accessible parking spaces has been determined, the following number of van-accessible spaces shall be made available:
 - i. One out of every eight accessible spaces shall be van accessible; and
 - ii. A minimum of one van-accessible space shall always

be provided.

B. Dimensions.

1. ***Minimum Length.*** The minimum length of each accessible parking space shall be 18 feet.

2. ***Width.***

- a. Standard Accessible Spaces with Access Aisles. Loading and unloading access aisles shall be on the passenger side of the vehicle with the vehicle parked in the forward position.

- i. Single. If only one space is provided, it shall be 14-feet wide and striped to provide a nine-foot parking area and a five-foot loading and unloading area.

- ii. Paired. When more than one space is provided, instead of providing a five-foot wide access isle for each parking space, two spaces may be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of a five-foot loading and unloading area in the center.

- b. Van-Accessible Vehicle Spaces. Loading and unloading access aisles

shall be on the passenger side of the vehicle with the vehicle parked in the forward position.

i. Single. If only one space is provided, it shall be 17 feet wide and striped to provide a nine-foot parking area and an eight foot loading and unloading area.

ii. Paired. When more than one space is provided, in lieu of providing an eight-foot wide access aisle for each parking space, two spaces may be provided within a 23-foot wide area striped to provide a nine-foot parking area on each side of an eight-foot loading and unloading area in the center.

C. **Location.** Accessible parking spaces shall be located as near as practical to a primary building entrance. Such spaces shall be arranged so that passengers using them do not need to cross through other parking spaces in order to access the building entrance.

D. **Vertical Clearance.** Entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of eight feet and two inches.

E. **Encroachment.** A wheel stop or curb shall be provided and located to prevent encroachment of vehicles over the

required width of accessible walkways. In addition, the accessible spaces shall be so located that persons with disabilities are not compelled to wheel or walk behind parked vehicles other than their own. Accessible pedestrian ways shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any parking space. However, ramps located at the front of accessible parking spaces may encroach into the length of such spaces when such encroachment does not limit the capacity of persons with disabilities to leave or enter their vehicles.

- F. **Slopes.** Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed one-quarter inch per foot (2.083 percent slope) in any direction.
- G. **Marking.** The surface of each accessible parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint, at least three square feet in size.
- H. **Passenger Access Aisle.** Accessible aisles shall have a minimum dimension of 20 feet by 5 feet and be located adjacent and parallel to the accessible parking space.

22.80.070 Calculation

The following rules apply when calculating the number of parking spaces required:

- A. **Multiple Uses.** Unless otherwise provided, when two or more uses are located on the same parcel of land or within the same building, each use shall be calculated separately per Section 22.80.050 (Required Parking Spaces) and the number of on-site parking spaces

- B. In the case of mixed uses, the total number of parking spaces required shall be the sum of the requirements for the various uses computed separately. Required parking spaces for one use shall not be considered as providing required

required shall be the sum total of the requirements for the individual uses.

B. Area-Based Standards.

1. All area-based (requirements based on square feet) Minimum Parking Space Ratios in Table 22.80.050: Required Parking Spaces shall be computed on the basis of gross floor area in compliance with Section 22.04.040.E (Floor Area).
2. The Director is authorized to determine the area measurement for uses or portions of uses not located within buildings or structures.

C. Occupancy Load. Occupant load parking space ratios shall be computed based on the occupant load as determined by the Director of Public Works.

22.80.080 Location of Parking Areas

A. General. Every use shall provide the required number of parking spaces on the same lot on which the use is located. For the purposes of this Chapter, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot. The following shall be exempt from the requirements of this Section:

1. Density controlled developments, where off-site parking is specifically approved by the Review Authority.
2. Off-site parking, when approved by a Type IV application per Chapter 22.152 (Parking Permit).

B. Residential Zones. The following standards apply in all residential zones:

parking spaces for any other use unless allowed by a parking permit approved in accordance with Part 7 of Chapter 22.56.

22.52.1083 On-site parking.

Except as otherwise provided in this Part 11, specifically approved by the commission in a density controlled development, or unless expressly allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56, every use shall provide the required number of parking spaces on the same lot or parcel of land on which the use is located. For the purposes of this section, transitional parking spaces separated only by an alley from the use shall be considered to be located on the same lot or parcel. (Ord. 83-0161 § 41, 1983.)

1. A person shall not keep, store, park, maintain or otherwise permit any vehicle or any component thereof in the front yard, side yard, corner side yard or any additional area of a lot or parcel of land situated between the road and any building or structure located thereon, except that the parking of passenger vehicles including pickup trucks, other than a motor home or travel trailer, is permitted on a driveway. See Figure 22.80.080.B: Location of Parking Areas—Residential Zones
2. A person shall not keep, store, park, maintain or otherwise permit an inoperative vehicle as defined in Division 8 (Definitions) in any residential zone.
3. In spite of Subsections B.1 and B.2, above, a person may keep and maintain an historic vehicle collection, provided the director finds it to be in full compliance with Section 22.106.230 (Historic Vehicle Collections).

22.80.090 Parking Area Design

This Section applies to parking areas in all zones. Parking stall dimensions and parking area layout are illustrated in Figure 22.80.090.A.1, below. Additional illustrations of parking areas with different parking stall angles are illustrated in Section 22.80.110 (Parking Diagrams).

A. General Standards.

1. **Standard Parking Spaces.** Spaces shall have a minimum width of 8.5 feet and a minimum depth of 18 feet, based on a 90-degree parking layout. Maneuvering aisles shall be a minimum width of 26 feet.

2. **Compact Parking Spaces.**

Spaces shall have a minimum width of eight feet and a minimum depth 15 feet, based on a 90-degree parking layout. Maneuvering aisles shall be a minimum width of 23 feet, except where a 26 foot wide access road is required by the Fire Department.

3. **Parallel Parking Spaces.** Parallel parking spaces shall have a minimum width of 10 feet and a minimum depth of 20 feet. Maneuvering aisles adjacent to parallel spaces shall have a minimum width of 10 feet.

4. **Residential Tandem Space.**

When two or more parking spaces are reserved or required for a dwelling unit, such spaces may be developed as tandem parking spaces. Tandem parking spaces shall have a minimum width of 8.5 feet and a minimum depth of 36 feet to accommodate two vehicles for standard spaces and a minimum width of 7.5 feet and minimum depth of 30 feet long to accommodate two vehicles for compact spaces.

5. **Covered Parking.** Parking spaces that are required to be covered shall be provided in a garage, carport or other customary vehicle storage structure that complies with all applicable codes and ordinances. Tarps or other temporary structures do not count toward required covered parking spaces.

6. **Residential Uncovered Parking.** Vehicles shall not be parked

22.52.1060 Specifications for development or parking facilities.

All land used for parking, other than a lot or parcel of land having a gross area of one acre or more per dwelling unit used, designed or intended to be used for residential purposes shall be developed and used as follows:

(This paragraph was split and rearranged)

between the street property line and the front of a residential unit except on a driveway leading to a garage or carport.

B. Striping and Marking.

1. Each parking space shall be clearly striped with paint or other similar distinguishable material, except that spaces established in a garage or carport having not more than three parking spaces need not be striped.
2. Striping for parking spaces may be modified by the Director if there is a dual use of the parking facility or if an alternate surfacing material is allowed pursuant to Subsection D, below. In approving such modification by site plan, the Director is authorized to require suitable alternate means of marking the spaces.
3. Each compact parking space shall be clearly marked with the words "Compact Only."

C. Wheel Stops and Vehicle Encroachment.

1. Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope.
2. Wheel stops shall be provided along the perimeter of parking lots that are adjacent to walls, fences or pedestrian walkways and when abutting landscaped areas.

D. Surfacing.

B.1. Marking of Spaces. Each parking space shall be clearly marked with paint or other similar distinguishable material, except spaces established in a garage or carport having not more than three spaces.

2. Striping for parking spaces may be modified by the director where there is a dual use of the parking facility or where an alternate paving material as described in subsection A3 of this section is used. In approving such modification by site plan the director shall require suitable alternate means of marking the space to insure the required number of spaces is provided.

3. Each compact automobile parking space shall be clearly marked with the words "Compact Only."

C. Wheel Stops. Wheel stops shall be provided for parking lots with a slope of more than three percent, except that the installation of wheel stops is optional for parking stalls oriented at right angles to the direction of slope. Wheel stops are also required on the perimeter of parking lots which are adjacent to walls, fences or pedestrian walkways.

<p>1. Where access to parking spaces is from a highway, street or alley that is paved with asphaltic or concrete surfacing, such parking spaces, as well as the maneuvering areas and driveways used for access, shall be paved with:</p> <p>a. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or</p> <p>b. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches.</p> <p>2. The Director of Public Works may approve alternatives to asphaltic or concrete surfacing in order to achieve aesthetic and environmental objectives, such as improved appearance, increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, reduced glare, and increased area available for landscaping. The Director of Public Works may approve such alternative paving upon finding alternative surfacing paving materials, when installed according to manufacturer's specifications or engineer's analysis, will provide public aesthetic or environmental benefits, and is equal to or better than asphalt or concrete paving in terms of public safety,</p>	<p>A. Paving. Where access to a parking space or spaces is from a highway, street or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereto, shall be paved with:</p> <p>1. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or</p> <p>2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:</p> <p>a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or</p> <p>b. Other available information provides similar evidence; or</p> <p>3. Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;</p> <p>4. The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The</p>
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<p>performance, strength, quality and durability.</p> <p>E. Screening.</p> <p>1. Front Yards. Where parking lots are located adjacent to the front lot line, a solid masonry wall not less than 30 inches nor more than 42 inches in height shall be established parallel to and not nearer than five feet to the front lot line, except that:</p> <p>a. The required wall along the front lot line shall be set back at least to the line of the front or side yard line required in any adjacent residential or agricultural zone for a distance of 50 feet from the common boundary line. See Figure 22.80.090.E.1.a: Screening Wall-Front Yard.</p> <p>b. Where abutting and adjacent property is in a zone other than a residential or agricultural zone, the Director may permit the establishment of the required wall:</p> <p>i. Closer than five feet to the front property line, or</p> <p>ii. To a height not exceeding six feet, if approved by a Type II application, except where a yard is required in the adjacent non-residential zone. See Figure</p>	<p>county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.</p> <p>D. Walls</p> <p>1. Front Yards. Where parking facilities are located adjacent to the front lot lines, a solid masonry wall not less than 30 inches nor more than 42 inches in height, shall be established parallel to and not nearer than five feet to the front lot line except that:</p> <p>a. The wall required shall not be nearer to the front lot line than the abutting required front or side yard of property in a residential or agricultural zone for a distance of 50 feet from the common boundary line;</p> <p>b. Where abutting and adjacent property is in zones other than a residential or agricultural, the director may permit the establishment of the required wall:</p> <p>i. Closer than five feet to the front property line, and/or</p> <p>ii. To a height not exceeding six feet pursuant to the provisions of Part 12 of Chapter 22.56 except where a yard is required in the zone.</p>
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22.80.090.E.1.b:
Screening Wall
Adjacent to a
Residential or
Agricultural Zone.

2. **Side and Rear Yards.** Where parking spaces are located on land adjoining a residential or agricultural zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

- a. Where such wall is located within 10 feet of any highway, street or alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches; and
- b. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet. See Figure 22.80.090.E.2: Screening Walls—Side and Rear Yards.

3. **Alternatives.** If a Type II application is filed, the Director

2.a. Side and Rear Yards. Where parking facilities are located on land adjoining a residential or agricultural zone, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones except that:

- i. Where such wall is located within 10 feet of any street, highway or alley and would interfere with the line-of-sight of the driver of a motor vehicle leaving the property on a driveway, or moving past a corner at the intersection of two streets or highways, said wall shall not exceed a height of 42 inches.
- ii. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

may approve the substitution of a decorative fence or wall, or landscaped berm where, in his opinion, such fence, wall or landscaped berm will adequately comply with the intent of this Section.

F. Landscaping.

1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees or flowers, and shall be continuously maintained in good condition.
2. Where more than 20 parking spaces exist on a lot, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, shall be used for landscaping.
 - a. At least two percent of the gross area of the parking lot shall be landscaped.
 - b. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses.
 - c. This regulation shall not apply to parking areas on the roof or within a building or structure.
3. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

G. Lighting. Parking area lighting shall be so

3. The director may approve substitution of a decorative fence or wall, or landscaped berm where, in his opinion, such fence, wall or landscaped berm will adequately comply with the intent of this section pursuant to the provisions of Part 12 of Chapter 22.56.

E. Landscaping.

1. Where a wall is required to be set back from a lot line, the area between said lot line and such wall shall be landscaped with a lawn, shrubbery, trees and/or flowers, and shall be continuously maintained in good condition.
2. Where more than 20 automobile parking spaces exist on a lot or parcel of land, areas not used for vehicle parking or maneuvering, or for the movement of pedestrians to and from vehicles, should be used for landscaping. At least two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining uses. This regulation shall not apply to parking areas on the roofs of buildings, nor to parking areas within a building.
3. All landscaping materials and sprinkler systems shall be clearly indicated on the required site plans.

<p>arranged, hooded or covered to prevent glare or direct illumination to any residential or agricultural zone or use.</p> <p>H. Slope. Parking lots shall not have a slope exceeding five percent, except for access ramps or driveways, which shall not exceed a slope of 20 percent.</p> <p>I. Access/Driveways.</p> <p>1. <i>Nonresidential Access.</i> Access (e.g., driveways) to parking areas that serve nonresidential uses shall:</p> <ul style="list-style-type: none"> a. Be designed to allow vehicles to enter or exit (to the street) in a forward motion. b. Parking areas shall be designed to prevent vehicles from backing onto any street or sidewalk. c. Driveways shall be at least 10 feet in width for each direction. <p>2. <i>Single-Family Residences.</i> Access (e.g., driveways) to parking areas for single-family and duplex residences shall comply with the following standards:</p> <ul style="list-style-type: none"> a. Driveways shall be at least 10 feet in width. b. If the driveway is required to be paved per Subsection D, above, the pavement shall be at least 10 feet in width for its entire length, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be 	<p>F. Lighting. Lighting shall be so arranged to prevent glare or direct illumination in any residential or agricultural zone.</p> <p>G. Slope. Parking lots shall not have a slope exceeding five percent, except for access ramps or driveways which shall not exceed a slope of 20 percent.</p> <p>H. Design. Parking lots shall be designed so as to preclude the backing of vehicles over a sidewalk, public street, alley or highway. Parked vehicles shall not encroach on nor extend over any sidewalk. Parking spaces shall be designed and striped as shown in Appendix 3 of this Title 22. Modifications to the designs shown in Appendix 3 may be approved by the director provided that such modifications are compatible with the design criteria contained in said appendix.</p> <p>2.52.1030 Width, paving, and slope or driveways. Access to one or more parking spaces required by this Part 11 which serve three or more dwelling units shall be developed in accordance with the following:</p> <ul style="list-style-type: none"> A. Driveways shall be not less than 10 feet wide. B. Where this Part 11 requires that such access be paved, the pavement shall be not less than 10 feet in width throughout, except that a center strip over which the wheels of a vehicle will not pass in
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<p>paved.</p> <p>3. Driveways with Multiple Residences. Access (e.g., driveways) to parking areas that serve three or more dwelling units shall comply with the following standards:</p> <ul style="list-style-type: none"> a. Parking lots shall be designed to allow vehicles to enter and exit (to the street) in a forward motion. b. Driveways shall be at least 10 feet in width for each direction. c. If the driveway is required to be paved, the pavement shall be at least 10 feet in width for its entire length, except that a center strip over which the wheels of a vehicle will not pass in normal use need not be paved. d. Driveways longer than 50 feet in length shall include a landscaped median with a minimum width of three feet, for a total driveway width of not less than 23 feet. e. Unless modified by the Director of Public Works because of topographical or other conditions, no portion of a driveway providing access to parking spaces may exceed a slope of 20 percent. <p>J. Access from Alley—Back-Up Requirement. Where parking for a residential use is accessed from an alley,</p>	<p>normal use need not be paved.</p> <p>C. Unless modified by the director or county engineer because of topographical or other conditions, no portion of a driveway providing access to parking spaces shall exceed a slope of 20 percent. Where there is a change in the slope of driveway providing such access, it must be demonstrated that vehicles will be able to pass over such change in slope without interference with their undercarriages. (Ord. 83-0161 § 26, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.5, 1927.)</p>
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a minimum back-up distance of 26 feet shall be provided from the edge of the parking space, garage, or carport to the opposite right-of-way line of such alley. See Figure 22.80.090.J: Minimum Back-Up Distance from Alley

22.80.100 Loading

Every nonresidential use shall provide and maintain on-site loading and unloading space as required in this Section.

- A. **Number of Spaces Required.** Table 22.80.100.A: On-Site Loading Spaces Required by Size and Type of Building, below, specifies the minimum number of required loading spaces of each type for different land uses.

TABLE 22.80.100.A: ON-SITE LOADING SPACES REQUIRED BY SIZE AND TYPE OF BUILDING	
<i>Gross Floor Area</i>	<i>Number of Loading Spaces Required</i>
Office	
5,000 – 36,000	1 Type A
36,000 +	2 Type A
Commercial	
5,000 – 24,000	1 Type A
24,000 – 60,000	2 Type A
60,001 +	3 Type A
Industrial	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C

22.52.1084 Loading areas.

Every nonresidential use shall provide and maintain on-site loading and unloading space as provided herein.

- A.

Gross Floor Area	Minimum Number of Loading Spaces Required
Office	
5,000--36,000	1 Type A
36,000 +	2 Type A
Commercial	
5,000--24,000	1 Type A
24,000--60,000	2 Type A
60,001 +	3 Type A
Industrial	
0--18,000	1 Type B
18,001--36,000	2 Type C
36,001--90,000	3 Type C
90,001--150,000	4 Type C
150,001 +	5 Type C

36,001 – 90,000	3 Type C
90,001 – 150,000	4 Type C
150,001 +	5 Type C
Warehouse	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 50,000	3 Type C
50,001 – 150,000	4 Type C
150,001 +	5 Type C

Warehouse	
0--18,000	1 Type B
18,001--36,000	2 Type C
36,001--50,000	3 Type C
50,001--150,000	4 Type C
150,001 +	5 Type C

B. Minimum Specifications for Loading Spaces.

1. Table 22.80.100.B: Minimum Dimensions for On-Site Loading Facilities, below, specifies the minimum dimensions for Type A, B, and C loading spaces.

TABLE 22.80.100.B: MINIMUM DIMENSIONS FOR ON-SITE LOADING FACILITIES				
<i>Type of Facility Required (See Table 22.80.100.A)</i>	<i>Minimum Length (ft)</i>	<i>Minimum Width (ft)</i>	<i>Required Vertical Clearance (ft)</i>	<i>Length of Maneuvering Space (ft)</i>
Type A	24	12	None	36
Type B	30	12	None	45
Type C	40	12	14	60

1. Loading spaces shall be located so that commercial vehicles do not back onto a public highway,

B. Minimum specifications for loading space:

	Length	Width	Vertical Clearance
Type A	24 feet	12 feet	
Type B	30 feet	12 feet	
Type C	40 feet	12 feet	14 feet

- street or alley.
2. Loading spaces shall be located so that commercial vehicles do not back onto a public highway, street or alley.
 3. All maneuvering operations shall be conducted on-site and not within required parking spaces.
 4. The number of loading spaces required may be modified by the Director in special circumstances involving, but not necessarily limited to, the nature of the use and the design of the project. In no event shall the Director require less than one loading space on the subject property.
 5. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space when the Director deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways.

22.80.110 Parking Diagrams

The following diagrams establish additional dimensional requirements for parking areas and driveways.

C. Loading spaces shall be located so that commercial vehicles shall not back onto a public street or alley.

D. All maneuvering operations shall be conducted on-site but not within required vehicle parking spaces.

E. The number of loading spaces required may be modified but not waived by the director of planning in special circumstances involving, but not necessarily limited to, the nature of the use and the design of the project. In no event, however, shall the director require less than one loading space on the subject property.

F. Office and commercial uses with a gross floor area of less than 5,000 square feet may be required to provide one Type A loading space where the director deems it appropriate in order to prevent traffic congestion in the parking lot or adjacent streets and highways. (Ord. 90-0155 § 1, 1990: Ord. 83-0161 § 42, 1983.)

TABLE 22.80.050: REQUIRED PARKING SPACES	
<i>Use</i>	<i>Minimum Parking Space Ratio</i>
Boat slips	¾ spaces per boat slip.
Bowling alleys	3 spaces per bowling alley.
Churches, temples and other places of worship ¹	1 space per five persons based on occupant load of the largest assembly area.
Commercial uses	
All commercial uses, including retail uses and medical and dental offices, except those uses specified below	1 space per 250 square feet.
Business and professional offices, excluding medical and dental offices	1 space per 400 square feet.
Electrical substations and similar public utilities which has no offices or places visited by the public	No spaces required.
Day care facilities	
Adult day care	1 space per staff member and 1 space per vehicle used directly for the business.
Child care center	1 space per staff member, 1 space per vehicle used directly for the business, 1 space per 20 children for whom a license has been issued by the State of California, and 1 designated area for on-site dropoff and pickup for children.
Entertainment assembly and dining	
Conference rooms	1 space per 3 persons based on the occupant load of all indoor and outdoor areas and a minimum of 10 spaces per use. Or 1 space per 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating areas approved by the Director with a Type II permit.
Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses	
Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, taverns, and other similar uses	
Exhibit rooms, stages, lounges, and other similar uses	
Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise listed in this Chapter	
Mortuaries	
Dancehalls, skating rinks, and gymnasiums	
Health clubs and centers.	
Golf courses, excluding miniature golf courses	10 spaces per hole and parking for all other buildings and uses, excluding starter offices and locker shower rooms.
Hospitals	
Convalescent hospitals	1 space per resident.
Hospitals ¹	2 spaces per patient bed, with 25% reserved for employees and 1 space per 250 square feet for outpatient clinics, laboratories, pharmacies.

TABLE 22.80.050: REQUIRED PARKING SPACES	
<i>Use</i>	<i>Minimum Parking Space Ratio</i>
Lodging	
Hotels	1 space per 2 guest rooms and 1 space per suite of guestrooms.
Motels	1 space per guest room and 1 space per suite of guestrooms.
Clubs, fraternity and sorority houses, dormitories, hostels	1 standard space per bedroom or for dormitories, 1 space per 100 square feet of dormitory floor area.
Industrial uses	
All industrial/manufacturing, except scrap metal processing, automobile dismantling, junk/salvage yards, and warehouses	1 space per 500 square feet or 1 space per 2 employees on largest shift, whichever is larger, and 1 space per vehicle directly used for the business.
Scrap metal processing, automobile dismantling and junk and salvage yards	Spaces required by “All industrial/manufacturing...”, and 1 space per 7000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 3 spaces are required.
Warehousing, as defined in Chapter 22.156 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.
Joint live and work units	2 spaces per joint live and work unit.
Mobilehome parks	2 standard spaces per mobilehome ² and 1 standard space for guests per 4 mobilehomes ³ .
Private and public parks⁴	
Private and public parks, up to 50 acres	1 space per 45 square feet in the largest assembly area in each building except gymnasiums, 1 space per 100 square feet of the largest room in each gymnasium, 1 space per 400 square feet in all other public buildings, 1 space per half-acre of developed park up to 15 acres, and 1 space per acre of developed park in excess of 15 acres.
Private and public parks, over 50 acres	Spaces required by any listed use. For uses not listed, the Director shall make a determination based on the recommendation of the Director of Parks and Recreation.
Racquetball, tennis, and similar courts	2 spaces per court.
Residential uses²	
Adult residential facility	1 space per staff member on the largest shift and 1 space per vehicle directly used for the business.
Apartments³	
<i>Bachelor</i>	1 covered standard space per dwelling unit.
<i>Efficiency and one-bedroom</i>	1 ½ covered standard space per dwelling unit.
<i>Two or more bedrooms</i>	1 ½ covered standard space per dwelling unit and ½ covered or uncovered standard spaces per dwelling unit.

TABLE 22.80.050: REQUIRED PARKING SPACES	
<i>Use</i>	<i>Minimum Parking Space Ratio</i>
<i>Guest parking for apartment units over 10 units</i>	1 standard space for guests per 4 dwelling units of the total number of dwelling units.
Duplexes	3 covered standard spaces and 1 covered or uncovered standard space per duplex unit.
Farmworker housing ⁵	Spaces required by any listed type of residential uses. Where farmworker housing consists of group living quarters, such as barracks or a bunkhouse, 1 space per 3 beds.
Group homes for children	1 space per staff member on the largest shift and 1 space per vehicle used directly for the business.
Housing developments for senior citizens and persons with disabilities ⁶	½ standard space per dwelling unit and 1 standard space for guests per 8 dwelling units of the total number of dwelling units.
Second units ⁷	1 space per second units with fewer than two bedrooms. 2 spaces per second unit with two or more bedrooms.
Single family residences	2 covered standard spaces per unit.
Schools	
Schools with classes up to sixth grade ¹	1 space per classroom.
Schools with classes beyond sixth grade ¹	1 space per classroom and 1 space per five persons based on the occupant load of the auditorium or largest assembly room.
Schools, business and professional, and trade	1 space per three persons based on occupant load.
Tasting rooms and remote tasting rooms, per Section 22.106.xxx (Tasting Rooms, On-site and Remote)	1 space per 100 square feet, including any outdoor floor area.
Wineries	1 space per 500 square feet of enclosed floor area.

TABLE 22.80.050: REQUIRED PARKING SPACES	
Use	Minimum Parking Space Ratio
<p>1: Parking shall be located within 500 feet of the lot with the use served.</p> <p>2: Tandem spaces may be provided for residential uses with the approval of a Type IV Permit for Parking and in compliance with Section 22.80.090.A.4 (Residential Tandem Space).</p> <p>3: Guest spaces shall be clearly marked for guest parking only. Parking spaces shall be standard in size unless compact size spaces are allowed by a Type IV permit for parking, in accordance with Chapter 22.142.</p> <p>4: The Director may approve a modification to the number of automobile parking spaces required for private and public parks, in compliance with a Type III permit and where he finds:</p> <p style="padding-left: 40px;">a: That the Director of the Department of Parks and Recreation, in a written statement, has determined that due to location, size or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate; and</p> <p style="padding-left: 40px;">b: That elimination of parking spaces in the number proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and</p> <p style="padding-left: 40px;">c: That sufficient land area is reserved to insure that the parking requirements of this Section may be complied with should such additional parking be required in the future due to changes in client usage.</p> <p>5: Parking spaces for farmworker dwelling units and farmworker housing complexes may be uncovered and in tandem.</p> <p>6: Parking spaces may be covered or uncovered. If parking is uncovered, the screening requirements of Section 22.80.090.E (Screening) shall be followed. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons. (need to add Senior citizen and handicapped persons housing development to Division 2 – requires a Type II permit. The covenant condition should be moved to Division 7.</p> <p>7: A parking space for a second unit may be located in tandem with a space serving the existing single-family residence if the design is necessary to provide the required number of spaces for both units, and if either space may be accessed from the driveway without moving an automobile parked in the other space. In addition, notwithstanding the parking requirements for single-family dwelling units specified above, if tandem parking is provided, one of the spaces for the single-family residence may be uncovered.</p>	

22.52.1085 Boat slips.

Every boat slip shall provide three-quarter parking spaces plus adequate access thereto. (Ord. 83-0161 § 43, 1983.)

22.52.1090 Bowling alleys.

Every building containing one or more bowling alleys which are used commercially shall provide three automobile parking spaces plus adequate access thereto for each bowling alley. (Ord. 83-0161 § 44, 1983: Ord. 1494 Ch. 7 Art. 3 § 703.10, 1927.)

22.52.1095 Churches, temples and other places of worship.

Every church, temple or other similar place used in whole or in part for the gathering together of persons for worship, deliberation or meditation shall provide, within 500 feet thereof, one parking space for each five persons based on the occupant load of the largest assembly area as determined by the county engineer. (Ord. 83-0161 § 45, 1983.)

22.52.1100 Commercial areas.

Except as otherwise provided in this Part 11, every lot or parcel of land which is used for a use permitted in Zone C-3 but not permitted in Zone R-4-()U, except an electrical substation or similar public utility in which there are no offices or other places visited by the public, shall provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 250 square feet of floor area of any building or structure so used. Except for medical offices, the preceding provisions shall not apply to

business and professional offices, which shall instead provide an area of sufficient size so that it contains one automobile parking space plus adequate access thereto for each 400 square feet of floor area of any building or structure so used. (Ord. 92-0026 § 1, 1992; Ord. 90-0155 § 2, 1990; Ord. 88-0156 § 2, 1988; Ord. 83-0161 § 46, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.18, 1927.)

22.52.1105 Day care facilities.

A. Every adult day care facility and child care center shall have one parking space for each staff member and any motor vehicle used directly in conducting such use.

B. In addition to the parking required in subsection A of this section, each child care center shall have one parking space for each 20 children for whom a license has been issued by the state of California. Every child care center shall have a specific area designated and marked for off-street dropoff and pickup of the children. (Ord. 2004-0030 § 21, 2004; Ord. 91-0022 § 3, 1991; Ord. 85-0004 § 53, 1985.)

22.52.1110 Entertainment, assembly and dining.

A. Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces:

1. For each three persons based on the occupant load as determined by the county engineer. These uses include but are not limited to:

- a. Conference rooms;
- b. Dining rooms, cafes, cafeterias, coffee shops, nightclubs, restaurants, and other similar uses;
- c. Drinking establishments, bars, cocktail lounges, nightclubs, soda fountains, tasting rooms, taverns, and other similar uses;
- d. Exhibit rooms, stages, lounges, and other similar uses;
- e. Theaters, auditoriums, lodge rooms, stadiums or other places of amusement and entertainment, not otherwise enumerated in this Part 11;
- f. Mortuaries;
- g. Dancehalls, skating rinks, and gymnasiums; and
- h. Health clubs and centers.

2. For each 250 square feet for an eating establishment selling food for off-site consumption and having no seating or other areas for on-site eating where approved by the director in accordance with Section 22.56.1762.

B. A business establishment, other than that described in subsection A2 of this section, containing a use or uses enumerated in this section shall be subject to a minimum of 10 automobile parking spaces.

C. The parking requirement for that portion of a business described in subsection A of this section that is conducted outside of a building shall be calculated in accordance with the method of determining the occupant load contained in the Building Code (Title 26 of this code). (Ord. 2001-0071 § 1, 2001; Ord. 88-0156 § 3, 1988; Ord. 83-0161 § 48, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.11, 1927.)

22.52.1115 Golf courses.

Every golf course shall provide 10 parking spaces per hole plus additional parking for all other buildings with the exclusion of the starter offices, comfort stations and locker-shower rooms. Miniature golf courses are excluded from this section. (Ord. 83-0161 § 49, 1983.)

22.52.1120 Hospitals, convalescent hospitals, adult residential facilities and group homes for children.

A. Every hospital shall have two automobile parking spaces, plus adequate access thereto, for each patient bed. The parking may be within 500 feet of the exterior boundary of the lot or parcel containing the main use. At least 25 percent of the required parking shall be reserved and marked for the use of employees only.

B. Outpatient clinics, laboratories, pharmacies and other similar uses shall have one parking space for each 250 square feet of floor area when established in conjunction with a hospital.

C. Every convalescent hospital shall have an amount of automobile parking spaces not less than the number of residents permitted by any license or permit which allows the maintenance of such facility. If employee dwelling units are provided on the premises there shall be, in addition to the automobile parking spaces required for the principal use, the number of automobile parking spaces required by this Part 11 for residential uses.

D. Every adult residential facility and group home for children shall have one automobile parking space for each staff member on the largest shift and one parking space for each vehicle used directly in conducting such use. (Ord. 90-0155 § 3, 1990; Ord. 85-0004 § 54, 1985; Ord. 83-0161 § 50, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.12, 1927.)

22.52.1130 Hotels, clubs, fraternity and sorority houses, and dormitories.

Every hotel, club, fraternity house, sorority house, dormitory and similar structure providing guestrooms shall have automobile parking as specified herein:

A. Hotels:

1. One parking space for each two guestrooms, and
2. One parking space for each suite of guestrooms;

B. Clubs, fraternity houses, sorority houses, dormitories and similar structures used for living or sleeping accommodations:

1. One parking space for each guestroom,
2. In the case of dormitories, each 100 square feet of floor area shall be considered a guestroom. (Ord. 83-0161 § 51, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.13, 1927.)

22.52.1140 Industrial uses.

In connection with any manufacturing or other industrial use in any zone except Zone SR-D, there shall be provided parking space for all vehicles used directly in the conducting of such use and, in addition, not less than one automobile parking space for each two persons employed or intended to be employed on the shift having the largest number of employees, or each 500 square feet of floor area of the building used for such use, whichever is the larger. If the use is considered a warehouse as defined in Section 22.08.230, one parking space shall be provided for each 1,000 square feet of floor area used for warehousing. (Ord. 83-0161 § 52, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.9, 1927.)

22.52.1145 Joint live and work units.

Each joint live and work unit shall have a minimum of two uncovered standard parking spaces. (Ord. No. 2008-0035 § 6, 2008.)

22.52.1150 Mobilehome parks.

A. Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long.

B. In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites.

C. Required parking spaces may be covered or uncovered. (Ord. 83-0161 § 53, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.17, 1927.)

22.52.1170 Motels.

Every motel shall have, on the same lot or parcel of land:

A. One parking space for each guest room; and

B. Parking for each dwelling unit in the number required and subject to the same conditions as specified in Section 22.52.1180. (Ord. 1494 Ch. 7 Art. 3 § 703.15, 1927.)

Private parks shall have the same parking requirements and be subject to the same modification provisions as public parks pursuant to Section 22.52.1175. (Ord. 83-0161 § 55, 1983.)

22.52.1175 Public parks.

A. Every publicly owned park shall have automobile parking spaces plus adequate access thereto, calculated as follows:

1. For parks of not more than 50 acres:

a. One automobile parking space for each 45 square feet of floor area in the largest assembly area in each building used for public assembly except gymnasiums; plus

b. One automobile parking space for each 100 square feet of floor area in the largest room in each gymnasium; plus

c. One automobile parking space for each 400 square feet of floor area in the remaining area of each building in the park, excluding parking structures, maintenance and utility buildings, and other structures not open to the public; plus

d. One automobile parking space for each one-half acre of developed park area up to 15 acres; plus

e. One automobile parking space for each additional acre of developed park area in excess of 15 acres.

2. For parks of more than 50 acres in area, the number of required parking spaces shall be based on the occupant load of each facility constructed, as determined by the county engineer using established standards where applicable. Where said standards are not available, the director shall make such determination based on the recommendation of the director of the department of parks and recreation.

B. The director may, without public hearing, approve a modification in the number of automobile parking spaces required by this section, where he finds:

1. That the director of the department of parks and recreation has determined that due to location, size or other factors, anticipated client usage would indicate that a lesser parking requirement is adequate and so recommends; and

2. That elimination of parking spaces in the number proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property; and

3. That no written protest to the proposed reduction in parking spaces has been received within 15 working days following the date of mailing by the director, of notice of the proposed modification by first class mail, postage prepaid, to all persons whose names and addresses appear on the latest available assessment roll of the county of Los Angeles as owning property within a distance of 500 feet from the exterior boundaries of such park. Such notice shall also indicate that any person opposed to the granting of such modification may express such opposition by written protest to the director within the prescribed 15-day period; and

4. That sufficient land area is reserved to insure that the parking requirements of this section may be complied with should such additional parking be required in the future due to changes in client usage.

C. In all cases where a written protest has been received a public hearing shall be scheduled before the commission. All procedures relative to notification, public hearing and appeal shall be the same as for a conditional use permit. Following a public hearing the commission shall approve or deny the proposed modification, based on the findings required by this section for approval by the director exclusive of written protest. (Ord. 85-0195 § 20, 1985; Ord. 83-0161 § 56, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.16, 1927.)

22.52.1177 Racquetball and tennis courts.

Every racquetball, tennis or similar court shall provide two parking spaces per court in addition to the parking requirements for the remainder of the facility. (Ord. 83-0161 § 57, 1983.)

22.52.1180 Residential uses.

A. Every single-family residence, two-family residence, apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling

unit shall have automobile parking as specified herein:

1. Each single-family residence, two covered standard automobile parking spaces per dwelling unit. Each two-family residence, one and one-half covered, plus one-half uncovered standard parking spaces;
2. Each bachelor apartment, one covered parking space per dwelling unit; each efficiency or one-bedroom apartment, one and one-half covered parking spaces per dwelling unit; and, each apartment having two or more bedrooms, one and one-half covered, plus one-half uncovered parking spaces. In addition, parking for apartment houses shall comply with the following provisions:
 - a. Parking spaces for apartment houses shall be standard size unless compact size spaces are allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56,
 - b. Guest parking shall be provided for all apartment houses containing 10 or more units at a ratio of one standard parking space for every four dwelling units. These spaces, which may be uncovered, shall be designated, marked and used only for guest parking,
 - c. At least one accessible parking space shall be assigned to each dwelling unit.
- B. Where two spaces are required or reserved for a dwelling unit such spaces may be developed in tandem. The minimum dimensions for such tandem spaces are eight feet wide and a total of 36 feet long for standard spaces and seven and one-half feet wide and a total of 30 feet long for compact spaces.
- C. Parking spaces which are required to be covered shall be provided in a garage, carport or other suitable structure located in a place where the erection of such structures is permitted. Uncovered parking spaces, in addition to those specifically allowed by this section, may be developed where specifically allowed by a parking permit approved pursuant to Part 7 of Chapter 22.56.
- D. Parking for senior citizen residences shall comply with the provisions of Section 22.56.235.
- E. A second unit with fewer than two bedrooms shall have one uncovered standard parking space; a second unit with two or more bedrooms shall have two uncovered standard parking spaces. A parking space provided for a second unit may be located in tandem with a parking space for the single-family residence only if such design is necessary in order to provide the required number of parking spaces for both units, and either space may be accessed from the driveway without moving an automobile parked in the other space. Notwithstanding subsection A1 of this section, if tandem parking is provided, one of the parking spaces for the single-family residence may be uncovered.
- F. 1. Notwithstanding any other provision of this section to the contrary, parking spaces for farmworker dwelling units and farmworker housing complexes may be uncovered and/or in tandem.
2. A farmworker housing complex consisting of any group living quarters, such as barracks or a bunkhouse, shall have one parking space for every three beds in the complex. (Ord. 2010-0042 § 20, 2010; Ord. 2004-0012 § 8, 2004; Ord. 83-0161 § 58, 1983.)

22.52.1200 Schools.

- A. Every building used in whole or in part for an elementary school having no grade above the sixth, shall have, within 500 feet thereof, one automobile parking space for each classroom.
- B. Every other building used as a school auditorium of a school in which any pupil is in a grade higher than the sixth shall have, within 500 feet thereof, one automobile parking space for each five persons, based on the occupant load of the largest auditorium or room used for public assembly, as determined by the county engineer. (Ord. 83-0161 § 59, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.2, 1927.)

22.52.1205 Scrap metal processing, automobile dismantling, and junk and salvage yards.

- A. The following required parking spaces, and adequate access thereto, shall be maintained for each yard; these requirements are in addition to those imposed by Section 22.52.1140:
 1. One parking space for each 7,000 square feet of yard area or fraction thereof, up to the first 42,000 square feet;
 2. One parking space for each 20,000 square feet of yard area or fraction thereof, in excess of 42,000 square feet;
 3. Regardless of size of the yard area, a minimum of three parking spaces shall be provided.
- B. The parking spaces required herein shall not be used for the parking of vehicles used directly in the

conducting of such use or of renovated, repaired or reassembled vehicles which are owned, operated or in the possession of the proprietor of the yard.

C. The addition of automobile parking spaces on an adjacent lot or parcel of land for purposes of complying with the parking requirements of this section shall not be considered an expansion of the use for purposes of Part 10 of Chapter 22.56.

D. All required parking areas and driveways shall be developed in accordance with this Part 11. (Ord. 83-0161 § 60, 1983.)

22.52.1210 Senior citizen and handicapped persons housing developments.

A. Multiple-family housing developments that are restricted to senior citizens and handicapped persons shall provide one-half parking space for each dwelling unit, subject to the following restrictions:

1. The parking may be covered or uncovered; if uncovered, the screening requirements of subsection L of Section 22.56.1110 must be followed.

2. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons.

3. A plot plan shall be submitted to and approved by the director in accordance with Part 12 of Chapter 22.56.

B. Guest parking shall be provided in the ratio of one parking space for each eight units. These spaces shall be marked as guest parking.

C. The parking for senior citizens and handicapped persons housing developments may be further reduced if a parking permit is approved pursuant to Part 7 of Chapter 22.56. (Ord. 83-0161 § 61, 1983.)

22.52.1215 Tasting rooms and remote tasting rooms.

The parking requirement for a tasting room or remote tasting room shall be one parking space for every 100 square feet of floor area, including any outdoor floor area. (Ord. 2010-0011 § 21, 2010.)

22.52.1216 Wineries.

The parking requirement for a winery shall be one parking space for every 500 square feet of enclosed floor area. (Ord. 2010-0011 § 22, 2010.)

22.52.1220 Uses not specified--Number of spaces required.

Where parking requirements for any use are not specified, parking shall be provided in an amount which the director finds adequate to prevent traffic congestion and excessive on-street parking. Whenever practical, such determination shall be based upon the requirements for the most comparable use specified in this Part 11. (Ord. 83-0161 § 62, 1983; Ord. 1494 Ch. 7 Art. 3 § 703.19, 1927.)

FIGURE 22.80.020.C.1: MEASURING OF PARKING SPACES, AISLE WIDTHS, AND STACKING AREAS

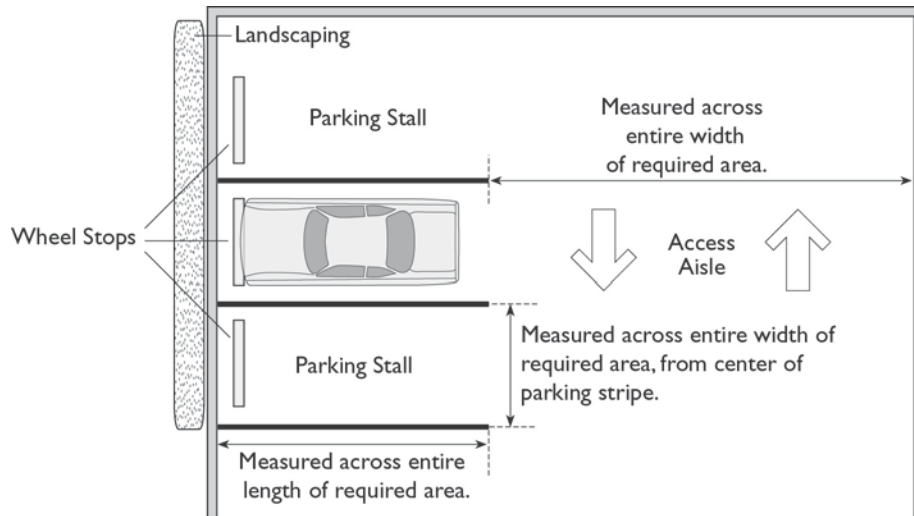


FIGURE 22.80.020.C.3: MEASURING OF PARKING SPACES, AISLE WIDTHS, AND STACKING AREAS

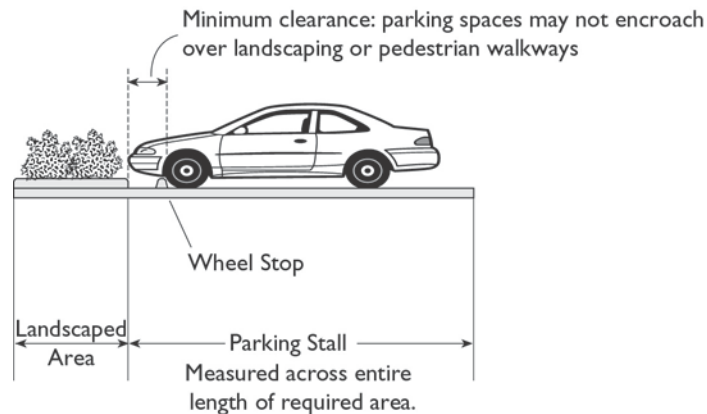


FIGURE 22.80.060.B: ACCESSIBLE SPACE PARKING DIMENSIONS

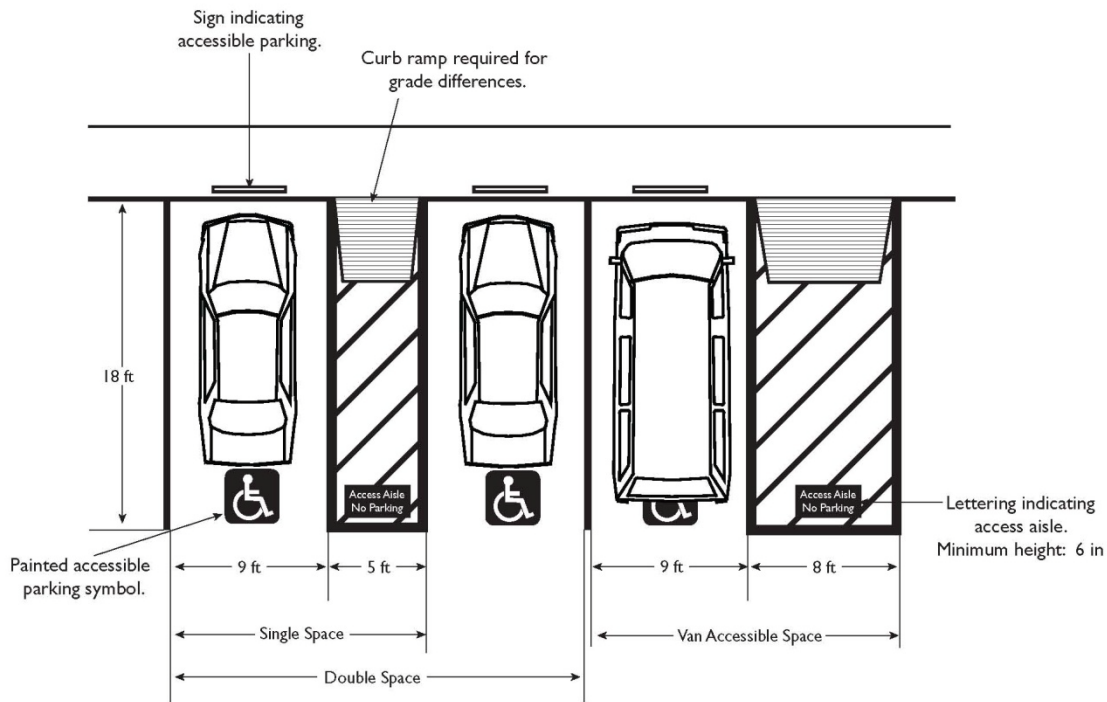


FIGURE 22.80.060.H: ACCESS AISLE DIMENSIONS

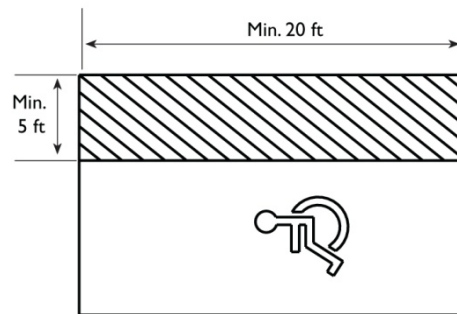


FIGURE 22.80.080.B: LOCATION OF PARKING AREAS—RESIDENTIAL ZONES

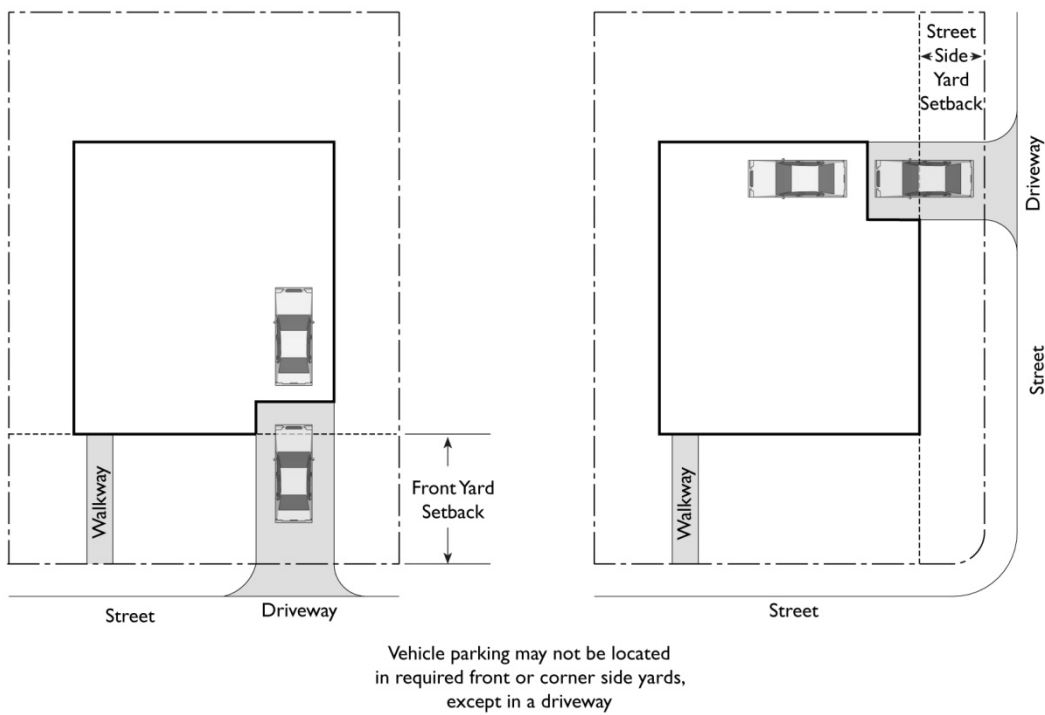
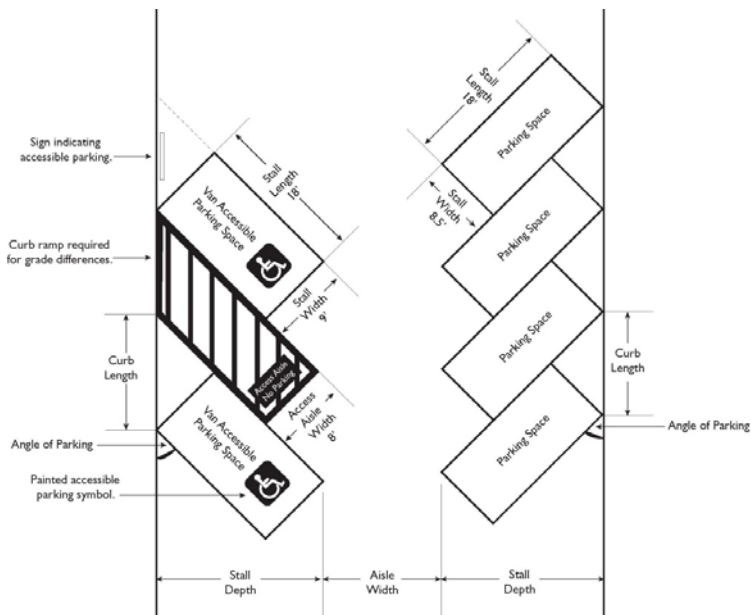


FIGURE 22.80.090.A.1: PARKING SPACES DIMENSIONS AND PARKING AREA DESIGN



Angle of Parking (Degrees)	Stall Length (ft)	Curb Length (ft)	Stall Depth (ft)	Aisle Width (ft)	Overall Width (ft)
Standard Parking					
90	18	8' 6"	18	26 ¹	62 ¹
60	18	9' 10"	20	20 ²	60 ²

<i>Angle of Parking (Degrees)</i>	<i>Stall Length (ft)</i>	<i>Curb Length (ft)</i>	<i>Stall Depth (ft)</i>	<i>Aisle Width (ft)</i>	<i>Overall Width (ft)</i>
45	18	12	19	14 ²	52 ²
30	18	17	16	12 ²	44 ²
Parallel	20	20	8.5	10 ²	27 ²
Compact Parking					
90	15	8	15	23 ¹	53 ¹
60	15	9' 3"	16' 6"	16 ²	49 ²
45	15	11' 4"	15' 6"	13 ²	44 ²
30	15	16	14'	12 ²	40 ²
1: Two-way aisle. One-way aisle prohibited. 2: One-way aisle, double-loaded parking.					

FIGURE 22.80.090.A.3: PARALLEL PARKING SPACE

(THESE NUMBERS AREN'T RIGHT SHOULD BE 20X10 WITH A 10 FOOT ISLE)

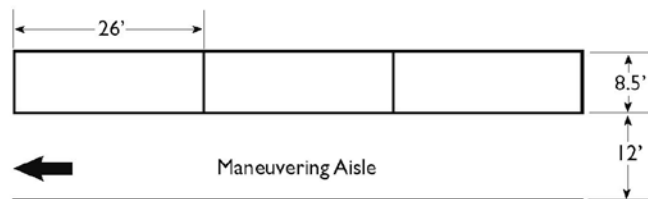


FIGURE 22.80.090.A3. STANDARD RESIDENTIAL TANDEM SPACE

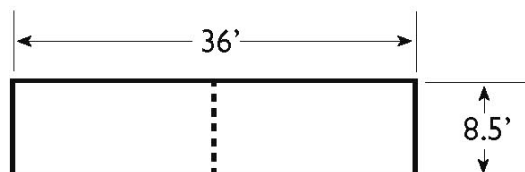


FIGURE 22.80.090.E.1: SCREENING WALL—FRONT YARD

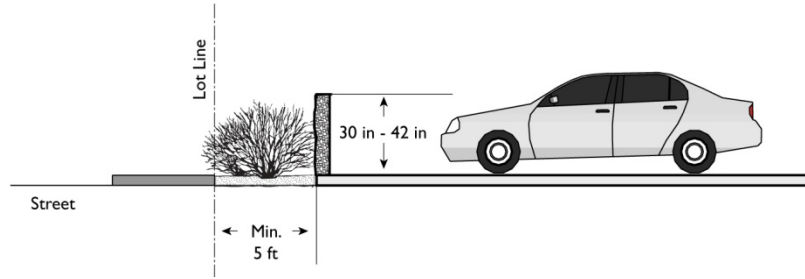


FIGURE 22.80.090.E.1.a: SCREENING WALL ADJACENT TO RESIDENTIAL OR AGRICULTURAL ZONE

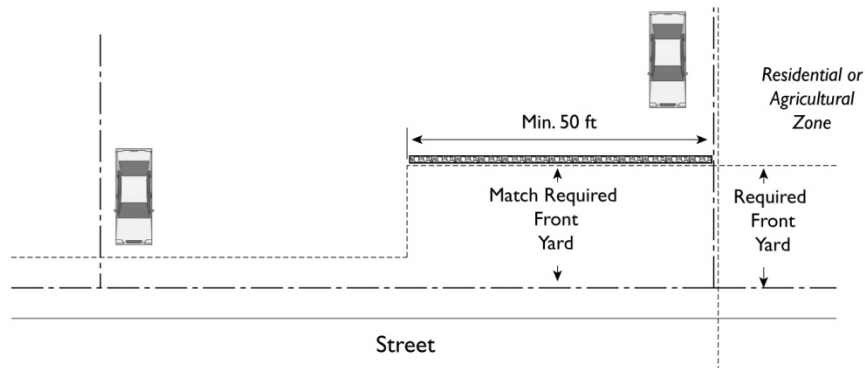


FIGURE 22.80.090.E.1.b: SCREENING WALL ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE

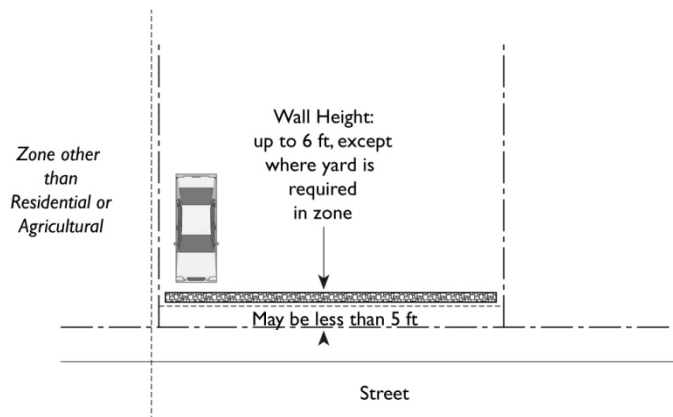


FIGURE 22.80.090.E.2: SCREENING WALLS—SIDE AND REAR YARDS

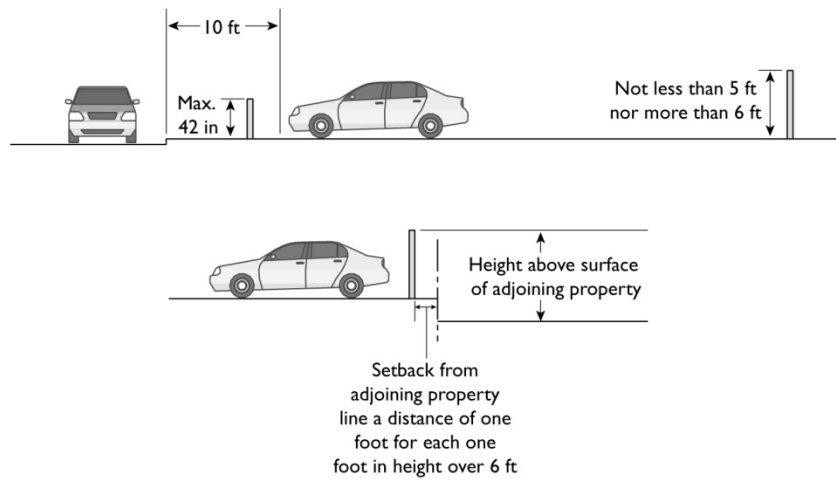
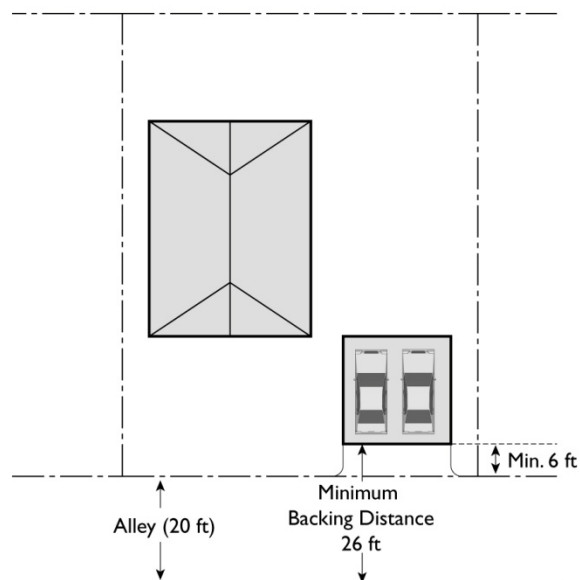


FIGURE 22.80.090.J: MINIMUM BACK-UP DISTANCE FROM ALLEY



22.80.120 Parking Diagrams

The following diagrams establish additional dimensional requirements for parking areas and driveways.

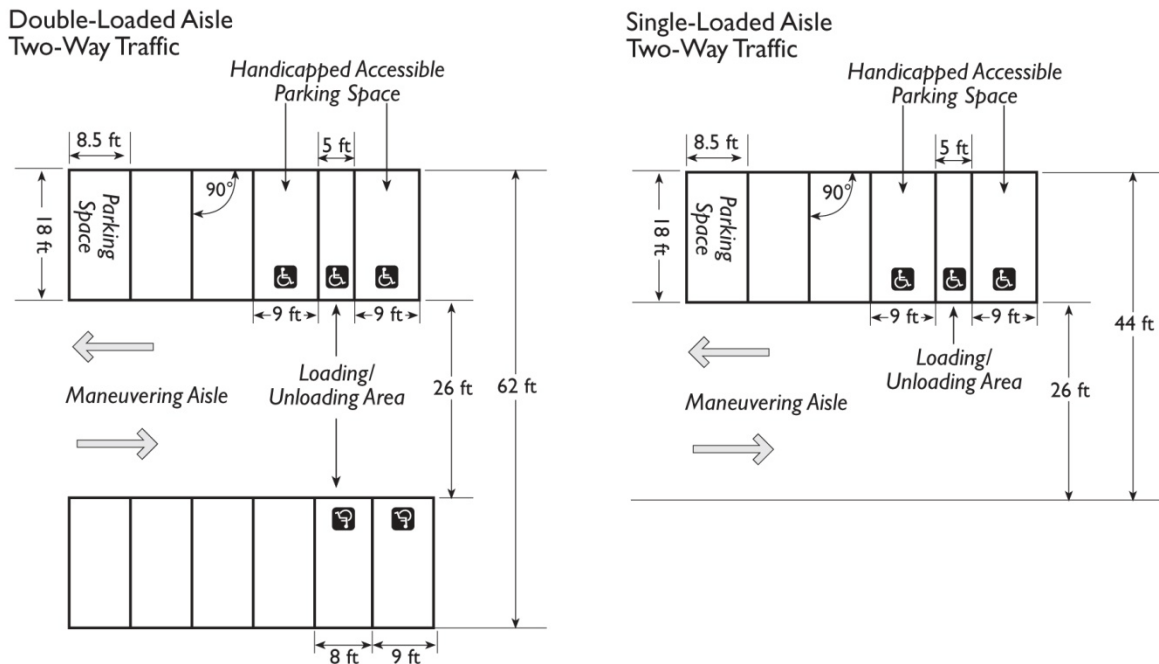
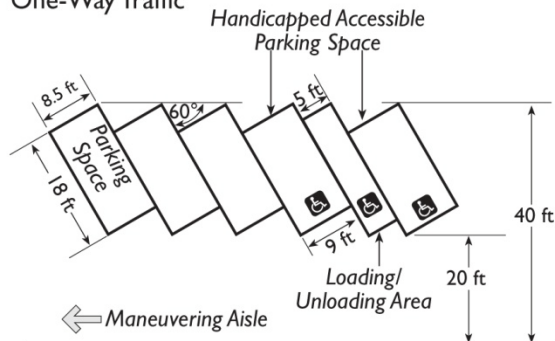
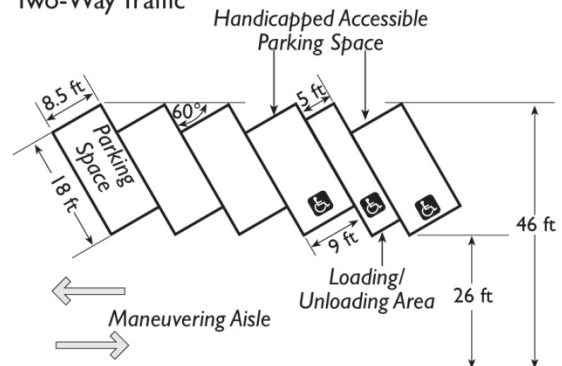
FIGURE 22.80.110.A: PARKING AREA DESIGN: 90° PARKING SPACE

FIGURE 22.80.110.B: PARKING AREA DESIGN: 60° PARKING SPACES

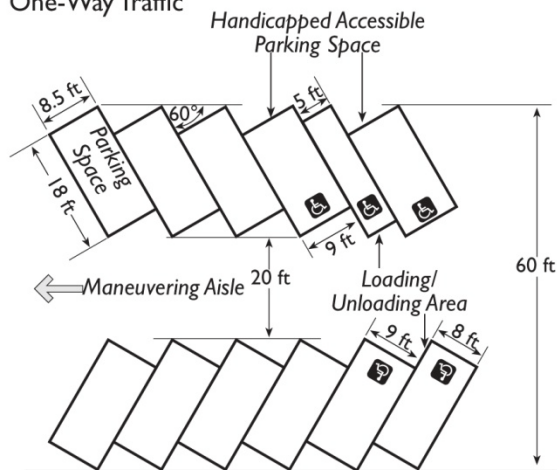
Single-Loaded Aisle
One-Way Traffic



Single-Loaded Aisle
Two-Way Traffic



Double-Loaded Aisle
One-Way Traffic



Double-Loaded Aisle
Two-Way Traffic

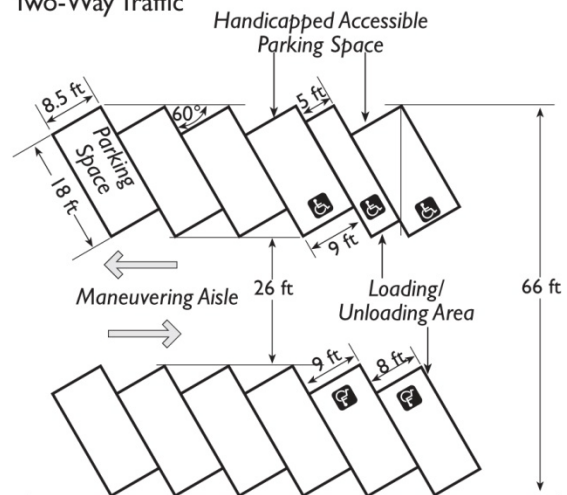
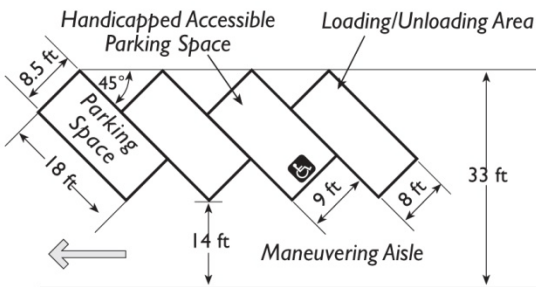
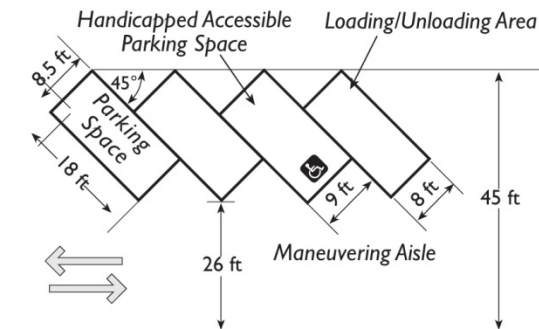


FIGURE 22.80.110.C: PARKING AREA DESIGN: 45° PARKING SPACE

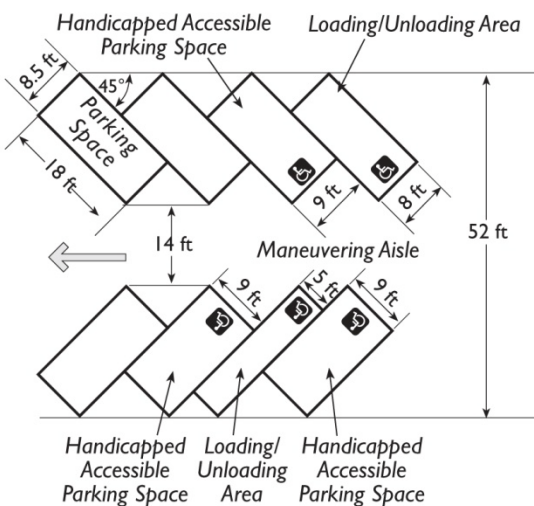
Single-Loaded Aisle
One-Way Traffic



Single-Loaded Aisle
Two-Way Traffic



Single-Loaded Aisle
One-Way Traffic



Double-Loaded Aisle
Two-Way Traffic

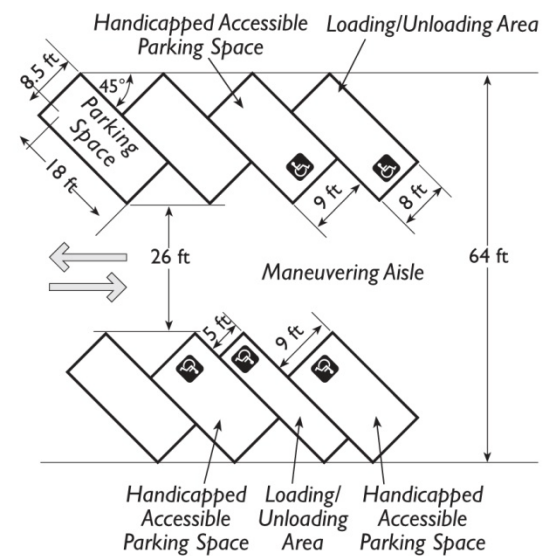


FIGURE 22.80.110.D: PARKING AREA DESIGN: 30° PARKING SPACE

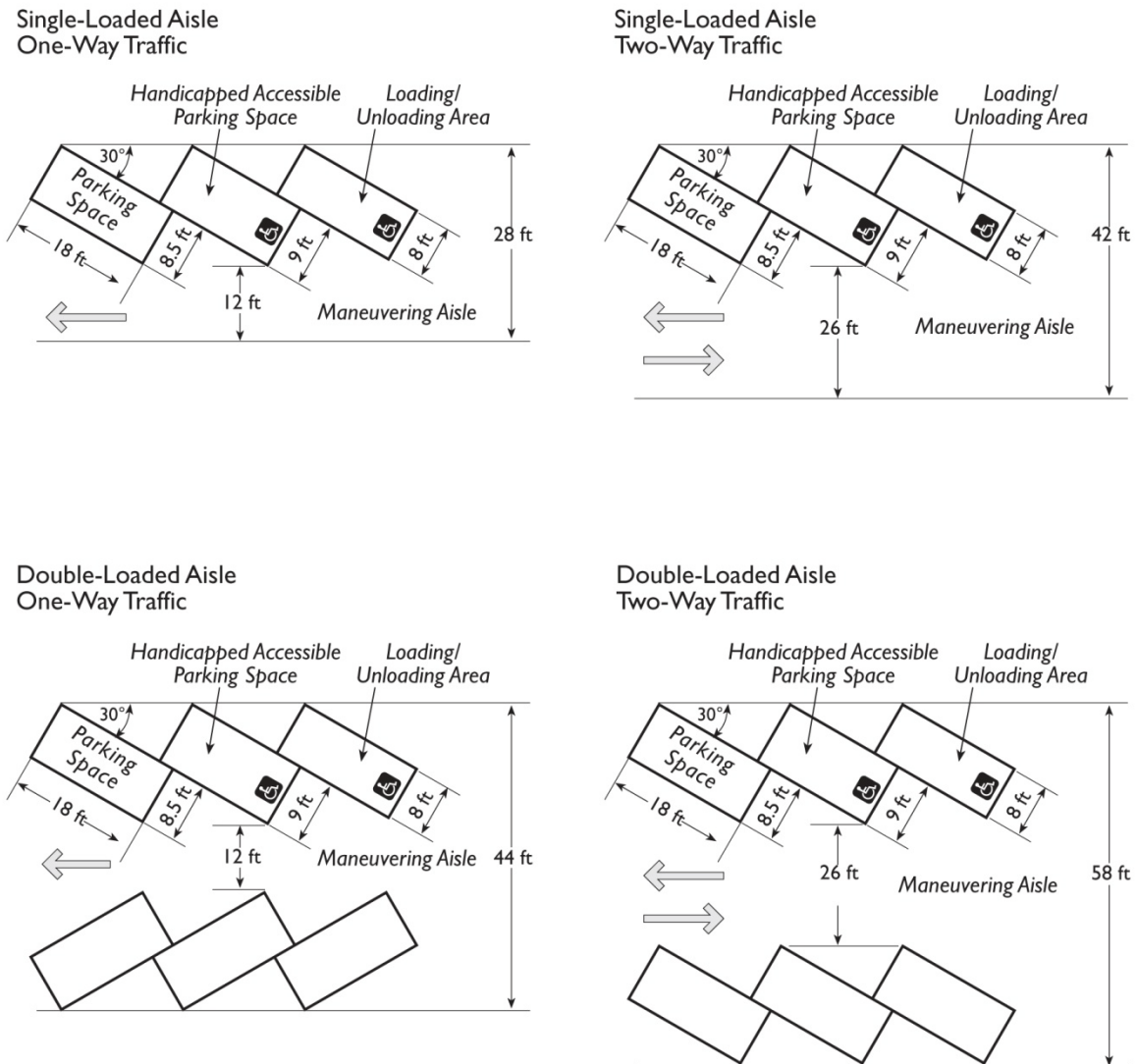


FIGURE 22.80.110.E. END STALL CONDITIONS

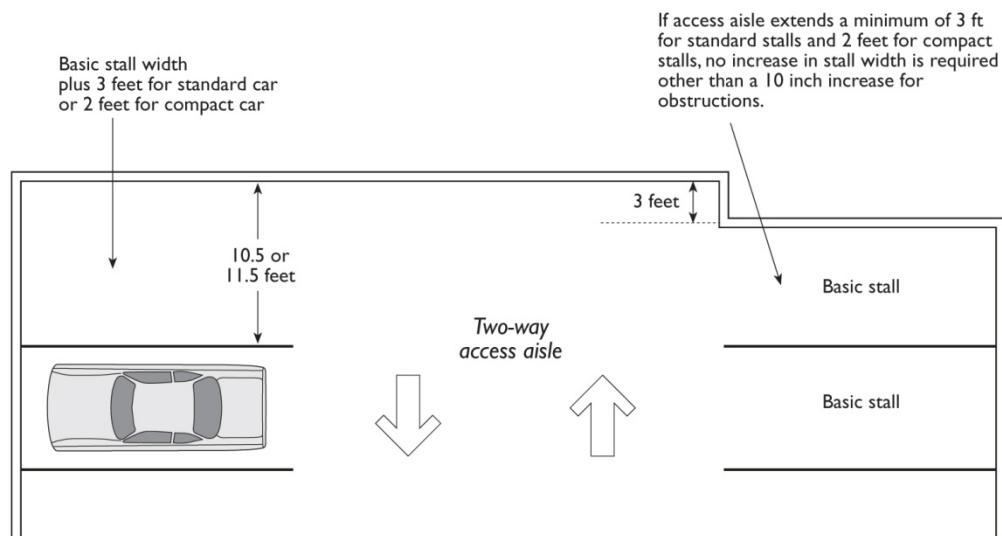


FIGURE 22.80.110.F. RESIDENTIAL GARAGE BACK-UP SPACE

